

MINUTES
INLAND WETLANDS AGENCY
AUGUST 28, 2013 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Sutphen, Block, Ashworth, Furlong, Scott (7:05)
Staff: Jones, Silsby

The meeting was called to order by Vice-Chairman Sutphen at 7:00 p.m.

II. PUBLIC COMMUNICATIONS

Joan Smith stated that she had comments regarding the North Woods Timber Harvest and asked whether she should address the Agency now or under Old Business. The Agency asked her to hold her comments until Old Business.

III. APPROVAL OF THE MINUTES OF July 24, 2013

MOTION: To approve the minutes of July 24, 2013

Motion made by Ashworth, seconded by Block, so voted unanimously

IV. NEW APPLICATIONS

1. Tansey/LaCourse Home & Barn, 00 Lambtown Road

Jim Roselund reviewed the application to construct a house and barn on a 9 acre lot on the west side of Lambton Road, south of the Larchmont Terrace intersection. An on-site well and septic system will be installed.

Staff stated that the house, septic system, well, and associated grading require an Inland Wetland Permit. The barn and paddock area are agricultural uses and the applicant will be requesting a jurisdictional ruling for that portion of the project.

Sutphen asked whether a proposed agricultural use can be permitted as of right and staff indicated that the use does not have to be existing.

The Agency scheduled a site walk for Tuesday, September 10, 2013 at 3:30 p.m.

MOTION: To classify as a minor and set site walk for September 10, 2013

Motion made by Scott, seconded by Block, so voted unanimously.

Sutphen noted that Scott would now chair the meeting.

2. Mystic Business Park, LLC., Flanders Road and Noank-Ledyard Road, Mystic

Clint Brown, DiCesare Bentley Engineers, reviewed the plans to construct 6 buildings for warehouse/light manufacturing and associated site improvements. He stated that subdivision approval has been granted for the 53 acre lot that fronts this

property on Flanders Road. Details were given about the park expansion and the tenants who occupy the space. The wetlands on site are along Flanders Road as well as three isolated wetland areas north of I-95. Brown pointed out the imbedded vernal pools. He reviewed the storm water management system and the proposed septic system area. It was noted that the storm management system will be located within the 100 foot upland review area.

Staff noted that a sidewalk along the Flanders Road frontage is not proposed at this time. Discussion followed about the drainage study, impervious surfaces, and storm events.

Brown reviewed the soil conditions in the area of the septic system. Furlong expressed concerns about the suitability of the area for a leach field given the groundwater level. Brown noted that the existing businesses use very little water and the septic system is adequate to treat the waste. He stated that the levels will be monitored regularly and reviewed by the State Department of Health. He added that a reserve septic system will be on-site.

The Agency will view the site individually.

MOTION: To classify as a minor

Motion made by Block, seconded by Sutphen, so voted unanimously

3. Luther Enterprises LLC Development, 170 Leonard Drive

Mathew White of Angus McDonald Gary Sharpe & Associates, Inc. reviewed the proposal to build a 2-story, 13,920 square foot industrial building, associated drive, parking, utilities, grading, and drainage. He noted that 73 parking spaces are being proposed. He reviewed the location of the water quality basin which is within the 100 foot regulated area. No impervious surfaces will be within 100 feet of the wetlands. Storm water will sheet flow to the rear of the building and into the water quality basin.

MOTION: To classify as a minor

Motion made by Ashworth, seconded by Block, so voted unanimously

4. Receipt of New Applications

- Oat Re-Subdivision, MacDonald Court

Staff reviewed the location of the property off MacDonald Court and Campbell Road and explained the proposal to create one new building lot. She stated that wetlands have been re-flagged. The entire lot is within the regulated area. A permit was previously issued for the property in 2004.

The Agency scheduled a site walk on September 10, 2013 at approximately 4:30 p.m.

V. PENDING APPLICATIONS

1. Mystic Woods Lot Division, 0 Allyn Street

Don Fortunato and Edward Wenke reviewed the revised set of plans and noted that the drainage study has been done. All drainage systems will be privately owned and will discharge into the municipal system. Details were given about runoff and Woodbridge soils on site. It was noted that the drainage hydrology will improve. Relative to an inquiry, Wenke stated that the grade of the driveway will be raised, which should alleviate any potential water issues.

Fortunato reviewed the adjacent town-owned property and explained that he did not find any wetland soils within 100 feet of this property. Wenke noted that the plan calls for boulders to be placed around the non-disturbance area to make future homeowners aware of the presence of wetlands.

MOTION: To approve the Mystic Woods Lot Division application for the following reasons:

1. There is no permanent loss of wetlands or watercourses as a result of this project.
2. The small wetland pockets are located in an area of somewhat poorly drained Woodbridge soils. Work within the regulated area will not significantly affect the function of the wetland pockets.

This permit is subject to the four standard conditions and the following additional conditions:

1. As built drawings of the house location, drainage structures and finished grades will be submitted to the Planning Department prior to the issuance of a Certificate of Occupancy to document proper drainage on each lot.

Motion made by Sutphen, seconded by Ashworth, so voted 4 in favor, 0 opposed, 1 abstention (Block)

2. Advantage Personal Training, 2906 Gold Star Highway

Ellen Bartlett of CLA Engineers reviewed the map and proposal to expand the existing building, associated parking expansion, and septic system installation. She noted that there are wetlands along the Route 184 right-of-way. Loading docks in the rear of the building will be eliminated. The revised plans include a reduction in parking spaces and more impervious surface.

Bob Russo, certified soil scientist, gave specifics about the drainage, noting that there is a high infiltration rate.

Staff noted that all staff comments have been addressed.

MOTION: To approve the Advantage Personal Training application for the following reasons:

1. There is no loss of wetland or watercourse associated with this project.

2. The applicant has revised the parking lot to eliminate spaces and proposes to drain storm water via sheet flow to limit the impact to the wetland.

Motion made by Block, seconded by Sutphen, so voted unanimously

VI. OLD BUSINESS

1. North Woods Timber Harvest, Fort Hill Road and Flanders Road, Jurisdictional Ruling

Staff noted that Joe Theroux, the forester who prepared the jurisdictional ruling request is not present. She left several messages for him to remind him of the meeting.

Chairman Scott asked for public comment.

Joan Smith, 58 Mohegan Road, President of Groton Open Space Association (GOSA), spoke against this timber harvest activity and submitted her letter of opposition, for the record.

Jim O'Donnell, 16 Brook Street, gave his professional qualifications and spoke against this activity. He believes that the applicant is circumventing the real interest in the property. His comments were submitted for the record.

Chairman Scott noted that the statutes and regulations allow certain uses and operations in wetlands as of right. The Agency has the authority to review a proposed use and determine their jurisdiction. He inquired about getting a more detailed timber harvest plan from the forester. Staff stated that the Agency could request a full timber plan, as it is referenced in the submitted narrative.

Furlong and other members requested that the forester attend a future Wetland meeting to answer some questions for the Agency, as they would like more detailed information about the plan. Discussion followed about the Agency's authority. Staff stated that if the Agency finds that this use is permitted as of right, it cannot attach any conditions to that finding. She will invite the forester to the next meeting if the Agency table's this action.

This item was tabled until the next wetland meeting scheduled for September 11, 2013.

VII. NEW BUSINESS

1. Candlewood Ridge Eagle Project, Larchmont Terrace, Jurisdictional Ruling

Jacob Newsome, an Eagle Scout candidate in Boy Scout Troop 76 of Mystic, explained his proposal to build 2 bridges on the Groton Open Space Association land known as Candlewood Ridge; one over the north end stream and the other to go across the heavy runoff area at the south end. The bridges would prevent further destruction of the wetlands. The location was reviewed. He noted that Groton Open Space Association (GOSA) had approached him with this idea. No heavy equipment will be used.

Staff stated that the narrative had been previously sent to Agency members, which included photos.

The Agency recommended using cedar and explained its benefits. They felt this was a good project.

MOTION: To find that the construction and installation of two wooden bridges over two wetland areas on the Candlewood Ridge property off Larchmont Terrace and Route 184 as described in the letter from Jacob Newsome will not disturb the indigenous character of the wetlands, will not alter water flow, and will not result in the deposition of material in the wetlands. The Agency determines that this activity is permitted as a non-regulated use as defined in section 4.2a of its regulations and does not require a wetland permit.

Motion made by Sutphen, seconded by Ashworth, so voted unanimously

2. Report of Chair

An inquiry was made about the new house being built across the street from the Mystic Post Office.

Scott gave an update on the POCD meeting relative to the open space map that was previously distributed.

3. Report of Staff

Staff gave an update about the Electric Boat Remediation Plan, which will be getting underway next month. She noted that DEEP has required minor changes in the plan regarding storm water runoff from Industrial Drive.

VIII. ADJOURNMENT

Meeting adjourned at 8:39 p.m. by Ashworth, seconded by Block, so voted unanimously

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II